



ITEM IV-B: TENTATIVE SUBDIVISION MAP – 1151 GALLERIA BL – NCRSP PCL 35 - THE GALLERIA AT ROSEVILLE – FILE # 2006PL-113 (SUB-000062)

REQUEST

The applicant requests approval of a Tentative Subdivision Map for the Galleria at Roseville to merge nine (9) existing parcels totaling 52.9 acres and subdivide the property into nine (9) new parcels in order to facilitate the mall expansion (merger/re-subdivision). As part of the Tentative Subdivision Map, multiple easements will be abandoned and dedicated.

Applicant – Robert Nielsen, Omni-Means, Inc.
Property Owner – Shoppingtown, LLC.

SUMMARY RECOMMENDATION

The Planning & Redevelopment Department recommends that the Planning Commission take the following actions:

- A. Adopt the three (3) findings of fact for the Tentative Subdivision Map; and
- B. Approve the Tentative Subdivision Map subject to the thirty-six (36) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with the proposed Tentative Subdivision Map.

BACKGROUND

The Galleria at Roseville is located at the northwest corner of Galleria Boulevard and Roseville Parkway on Parcel 35 of the North Central Roseville Specific Plan (NCRSP) (Attachment 1). Parcel 35 of the NCRSP is 94.1 acres and has a zoning and land use designation of Regional Commercial.

The Planning Commission approved a Tentative Subdivision Map for the mall in July of 1999 (SUBD 99-05) permitting the subdivision of the 94.1-acre site into 21 parcels. The proposed Tentative Subdivision Map is necessary to rearrange the property lines of nine (9) parcels to accommodate the proposed building footprints included with the expansion. The remaining twelve (12) parcels will be unaffected by this Tentative Subdivision Map. In addition to property line reconfiguration, multiple private and public utility easements will be relocated and abandoned to accommodate the parking structures and retail expansions.

On June 22, 2006, the Planning Commission approved a MPP Modification (Stage 1) and a MPP (Stage 2) for the expansion of the Galleria.

SITE INFORMATION

- A. **Project Location:** 1151 Galleria Boulevard
- B. **Applicable Specific Plan:** North Central Roseville Specific Plan (NCRSP)
- C. **Roseville Coalition of Neighborhood Associations (RCONA):** RCONA #40, Galleria – The Galleria Neighborhood Association is not active at this time.

- D. Total Acreage:** 94.1 acres (total site, 21 parcels) / 52.9 acres (9 affected parcels)
- E. Lot Dimensions:** The project site is irregular in shape and has approximately 1,890 linear feet of frontage abutting Galleria Boulevard and 2,041 linear feet abutting Roseville Parkway. Of this area, 52.9 acres, internal to Galleria Boulevard and Roseville Parkway, will be affected by the Tentative Subdivision Map.
- F. Topography/Natural Features:** The site is currently developed with a 1,309,237 square foot regional mall including four major anchor stores (Sears, Macy’s, J.C. Penney, and Nordstrom), over 100 in-line retail tenants, restaurant pads, and associated parking (4,932 spaces), light and landscaping. A 255-foot wide power line easement is located along the front of the property adjacent to Roseville Parkway. Other Public Utility Easements serving the existing Galleria Mall complex are present throughout the site, some of which require relocation and will be handled as part of this Tentative Subdivision Map. No natural features such as wetlands or native oak trees are present on the developed site.
- G. Site Access:** Access to the mall is provided via three driveways from Galleria Boulevard and two from Roseville Parkway. The proposed expansion will maintain and improve all five driveways.

Adjacent Zoning and Land Use

	Zoning	General Plan Land Use	Actual Use Of Property
Site	Regional Commercial (RC)	Regional Commercial (RC)	Developed Galleria Mall
North	Open Space & Community Commercial/Special Area – NCRSP (CC/SA)	OS & Business Professional/Community Commercial (BP/CC)	Wetland preserve, hotel/conference center project under construction
South	BP/CC	BP/CC	Vacant (planned Fountains commercial/office center)
East	RC	RC	Creekside Town Center
West	OS & BP/CC	OS & BP/CC	Wetland Preserve, Vacant

EVALUATION – TENTATIVE SUBDIVISION MAP

Section 18.06.180 of the City of Roseville Subdivision Ordinance requires that three findings be made in order to approve or conditionally approve a Tentative Subdivision Map. The three findings are listed below in ***bold italics*** and are followed by an evaluation of the map in relation to each finding.

- The size, design, character, grading, location, orientation and configuration of lots, roads and all improvements for the tentative subdivision map are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the General Plan or any applicable specific plan for the area, whichever is more restrictive, and the design standards of this Title.***

Parcel size, design, character, grading, location, orientation, and character – The subject property has a zoning and land use designation of Regional Commercial (RC). The General Plan and the Zoning Ordinance do not establish minimum parcel sizes within shopping centers when they are further divided for sale, lease, and financing. Instead, the City reviews tentative maps on a case-by-case basis to ensure that the proposed parcels are adequate for future development.

As proposed, each anchor building will have a parcel that includes their respective building and a predetermined number of parking spaces. Parcels D, E, G, H, I, J, K, L, and Q are proposed to be rearranged to accommodate the expansion of the mall and to specifically accommodate the expanded building footprints and parking structures. These parcels are located interior to the ring road. Parcels located outside of the ring road will not be impacted. The Tentative Subdivision Map is required because the expanded buildings and parking structures cannot be located on top of existing easements and/or property lines.

The parcels that are not included as part of this Tentative Subdivision Map, A, B, C, F, M, N, O, P, R, S, T and U, will not be affected.

Grading and Drainage – No grading is proposed. Grading and drainage were addressed in the approval of the Galleria Expansion.

Access and Circulation – The Subdivision Ordinance requires that each lot within a subdivision have an approved access to a public street. As shown on the Tentative Subdivision Map, all parcels as proposed, have access to the ring road, which has access to Galleria Boulevard and Roseville Parkway. The ring road was dedicated to the City, which was required by the Amended and Restated Lease Agreement between the mall owners and the City.

The reconfigured parcels proposed with the Tentative Subdivision Map are consistent with the General Plan, the NCRSP, the Subdivision Ordinance, and the approved development plans associated with the expansion.

Infrastructure Improvements – Utility Improvements and Associated Easements: Sewer, water, storm drain, electric, gas, cable, and road frontage improvements were completed in association with the construction of the mall. Off-site upgrades to the existing power system serving the Mall were required as a condition of the expansion approval. On-site relocation of existing dry utilities will be required to accommodate the expansion. The easements covering these utilities will be abandoned and re-dedicated as part of the proposed Tentative Subdivision Map.

As conditioned, the proposed Tentative Subdivision Map is consistent with the General Plan, the NCRSP, the Subdivision Ordinance, and the approved development plans associated with the expansion.

- 2. The subdivision will result in lots which can be used or built upon. The subdivision will not create lots which are impractical for improvement or use due to: the steepness of terrain or location of watercourses in the area; the size or shape of the lots or inadequate building area; inadequate frontage or access; or, some other physical condition of the area.***

All proposed parcels are consistent with the approved expansion plans for the Mall. There are no natural features present that would preclude development of the created parcels.

- 3. The design and density of the subdivision will not violate the existing requirements prescribed by the Regional Water Quality Control Board for the discharge of waste into the sewage system, Pursuant to Division 7 of the Water Code.***

The water quality impacts associated with the project and the expected discharge of waste for this project are consistent with what has been anticipated by the General Plan and NCRSP EIRs. The design of the sewer lines within the project area and treatment capacity at the City's sewage treatment plan have adequate conveyance and capacity to accommodate the future development of the parcels shown on the Tentative Subdivision Map.

ENVIRONMENTAL DETERMINATION

A Mitigated Negative Declaration was adopted by the Planning Commission on June 22, 2006 in association with the approval of the Galleria Mall Expansion project. The proposed Tentative Subdivision Map will reconfigure existing parcels to accommodate the expansion project. No new parcels will be created that would allow development intensity beyond that approved with the Major Project Permits for the expansion. No further environmental review is required. The Mitigated Negative Declaration for the Galleria Mall is available for review at the Civic Center, located at 311 Vernon Street, Roseville, CA during normal business hours.

RECOMMENDATION

The Planning & Redevelopment Department recommends the Planning Commission take the following actions:

- A. Adopt the three (3) findings of fact as stated in the staff report for the Tentative Subdivision Map – **1151 GALLERIA BL– NCRSP PCL 35 - THE GALLERIA AT ROSEVILLE – FILE #2006PL-113** (SUB-000062); and
- B. Approve the Tentative Subdivision Map – **1151 GALLERIA BL – NCRSP PCL 35 - THE GALLERIA AT ROSEVILLE –FILE #2006PL-113** (SUB-000062) subject to thirty-six (36) conditions of approval as listed below.

CONDITIONS OF APPROVAL FOR TENTATIVE SUBDIVISION MAP SUB-000062

1. The approval of a Tentative Map and/or tentative site plan does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)
2. The design and construction of all improvements shall conform to the Improvement Standards and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
3. The developer shall not commence with any on-site improvements until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Public Works. (Engineering)
4. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities, Finance)

PRIOR TO ISSUANCE OF A GRADING PERMIT AND/OR IMPROVEMENT PLANS

5. Water and sewer infrastructure shall be designed and constructed pursuant to the adopted City of Roseville Improvement Standards and Construction Standards and shall reflect the following:
 - a) Sewer and water service laterals shall not be allowed off of water and sewer mains larger than 12 inches in diameter.
 - b) Utilities or permanent structures shall not be located within the area, which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12' unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.)

- c) Water and sewer mains shall not exceed a depth of 12' below finished grade, unless authorized in these conditions
- d) All sewer manholes shall have all weather 10-ton vehicular access unless authorized by these conditions. (Environmental Utilities)
6. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 200 feet on center. (Fire)
7. Minimum fire flow is 4,000 gallons per minute with 20 lbs. psi residual pressure. A change in any of the conditions may increase the required fire flow. (Fire)
8. Any facilities proposed for placement within public/electric utility easements shall be subject to review and approval by the Electric Department before any work commences in these areas. This includes, but is not limited to, landscaping, lighting, paving, signs, trees, walls, and structures of any type. (Electric)
9. The design for electrical service for this project will begin when the Electric Department has received a full set of improvement plans for the project. (Electric)
10. All landscaping in areas containing electrical service equipment shall conform with the "Electric Department Landscape Design Requirements" as outlined in Section 10.00 of the Electric Department's "Specifications for Commercial Construction." (Electric)
11. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:
 - one (1) set of improvement plans
 - load calculations
 - electrical panel one-line drawings
12. The location and design of the gas service shall be determined by PG&E. The design of gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)
13. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

PRIOR TO OR UPON RECORDATION OF FINAL/PARCEL MAP

14. The following easements shall be provided and shown on the Final/Parcel Map or by separate instrument, unless otherwise provided for in these conditions:
 - a) Water and sewer easements; and,
 - b) Those utility easements that replace existing easements shall be dedicated on the face of the map.
 - c) Proposed Public Utilities Easements will be based on the approved electrical site design for the project. (Environmental Utilities, Electric, Engineering)
15. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)

16. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
17. The existing easements proposed to be abandoned on the tentative map shall be abandoned after existing occupying services have been relocated. A note shall be placed on the map stating:

"Those easements identified on this map to be abandoned, shall be abandoned by separate instrument after the occupying services have been successfully relocated into a new easement being dedicated on this map to the satisfaction of all utility service providers rendering the easements no longer necessary or useful to the utility service providers in its duties to the Public." (Engineering, Electric)
18. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed Land Surveyor. (Environmental Utilities, Electric, Engineering)
19. Any structures crossing Lot/Parcel lines created by the Final/Parcel map shall be removed. (Engineering)
20. The Final/Parcel Map shall include an irrevocable offer to dedicate public rights-of-way and public and/or private easements as required by the City. (Engineering)
21. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUE's) located along public roadways. (Engineering)
22. The Final/Parcel Map shall be submitted per, "The Digital Submittal of Cadastral Surveys." A plot or print of the submittal shall accompany the electronic copy. The complete submittal shall occur after the Engineering Department approval but prior to City Council approval of the Final/Parcel Map. (Engineering)
23. Electric construction costs incurred by the City of Roseville Electric Department for this project shall be paid for by the developer per the applicable policy. (Electric)
24. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
25. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
26. The City of Roseville Electric Department has electrical construction charges which are to be paid by the developer and which are explained in the City of Roseville "Specification for Commercial Construction." These charges will be determined upon completion of the final electrical design. (Electric)
27. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
28. Proposed water and sewer improvements shall be completed and accepted prior to abandonment of existing easements. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL

29. The applicant shall pay City's actual costs for providing plan check, installation and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Environmental Utilities, Engineering)

30. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
31. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstructions during construction and when the project is complete. (Electric)
32. Existing public facilities damaged during the course of construction shall be repaired by the applicant, at the applicant's expense, to the satisfaction of the City. (Engineering)
33. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor shall notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. Non-emergency releases or notifications about the presence of containers found shall be reported to the Fire Department. (Fire)
34. The subdividing of this project shall not reduce the responsibilities of the owners of this project from maintaining all on-site fire systems including all common adjoining fire sprinkler-piping penetrations and underground fire lines. If an association is formed, there shall be a clear language regarding maintenance and common easements agreement for service. A service company shall be obtained to maintain all on-site fire protection systems. (Fire)
35. All new or existing underground fire lines shall not be located under buildings in accordance with Fire Code Standard 24 regarding underground piping. (Fire)
36. The project shall comply with all applicable environmental mitigation measures identified in the NCRSP EIR and Galleria Mall Expansion Mitigated Negative Declaration. (Planning)

ATTACHMENTS

1. Vicinity Map

EXHIBITS

- A. Tentative Subdivision Map (Sheets 1-4)

<p>Note to Applicant and/or Developer: Please contact the Planning & Redevelopment Department staff at (916) 774-5276 prior to the Commission meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Commission in court, you may be limited to raising only those issues which you or someone else raised at the public hearing held for this project, or in written correspondence delivered to the Planning & Redevelopment Director at, or prior to, the public hearing.</p>
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